

19 EYRE SQUARE

GALWAY



TO LET | RETAIL & OFFICE ACCOMMODATION

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Executive Summary

RECOGNISABLE BUILDINGS

No. 19 is a three-storey building with prominent architectural features on the corner of Eyre Square.

LOCATED IN A PRIME POSITION

In Galway City Centre, forming the backdrop to the northern side of Eyre Square.

ACCOMMODATION

The property comprises of 1,801 Sq Ft of retail space and 3,519 Sq Ft of offices.

CONNECTIVITY

In close proximity to all major road networks, rail / bus links and National University of Ireland Galway.



Location

The property is located on the corner of Eyre Square. This area of the city surrounding Eyre Square is considered Galway's prime office location from a professional services perspective. Eyre Square offers great connectivity to the city's transportation

The surrounding area comprises one of Galway's most sought after locations for office, retail, hotel and licensed premises. Neighbouring occupiers include Eyre Square Shopping Centre, Kinlay Hostel, Skeffington Arms Hotel, Hidden Hearing, and the Hardiman Hotel.

Demographics:

Galway is the largest city in the West of Ireland, fourth largest city in the Republic of Ireland after Dublin, Cork and Limerick, it is the business & administrative capital of the west due to its accessible road network.

The 2022 Census of Population recorded 277,737 people in Galway City and County and 8% increase since 2016. The population of Galway City has increased to 85,910 people.

Galway has two major third level institutions; National University of Ireland Galway (NUIG) and Galway Mayo Institute of Technology (GMIT), which, together in Galway city, have a total student population of approximately 25,000. This University City continues to benefit from a highly-educated and creative workforce and has developed as a global centre of excellence for medical technology companies, IT services and the Marine with a vibrant and growing start-up infrastructure. Long-established multi-nationals have benefited from the dedication and creativity of Galway's ambitious workforce. Newer companies are attracted by the talent pool, accessibility and lifestyle.



Description

No 19 is a three story over basement comprising of retail and office extending to 5,320 sq ft. The building was constructed in 1863 and is listed as a protected structure under the Galway City Development Plan.

Externally, the building features two access points: one leading to the retail space and the other to the upper floors.

Internally, the ground floor is an open-plan space that was previously occupied by a bank. The upper floors provide office accommodation, featuring a mix of cellular and open-plan offices and boardrooms on both levels.

Accommodation Schedule

Floor	Use	Area sq m (GIA)	Area sq ft (GIA)
Ground	Retail	167	1,801
First	Office	158	1,700
Second	Office	169	1,819

Transport Links

Within walking distance to bus/rail station, taxi rank and car parks. In close proximity to all major road networks.

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BER

Exempt

Rent

On Request

Agents

All viewings are strictly by appointment through the letting agents.

Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.